| 027.A | 0004 | 0071.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 629,200 | / | 629,200 |
| USE VALUE: | 629,200 | / | 629,200 |
| ASSESSED: | 629,200 | / | 629,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 69 | -71 | WINTER ST, ARLINGTON |

## OWNERSHIP

Unit #: 2

| | |
|---|---|
| Owner 1: | SMITH CRAIG H |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 69-71 WINTER ST UNIT 2 |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SMITH CRAIG H/ TRUSTEE - |
| Owner 2: | CRAIG H SMITH TRUST - |
| Street 1: | 69-71 WINTER ST UNIT 2 |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Aluminum Exterior and 1359 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 625,900 | 3,300 | | 629,200 |
| Total Card | 0.000 | 625,900 | 3,300 | | 629,200 |
| Total Parcel | 0.000 | 625,900 | 3,300 | | 629,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.99 | /Parcel: 462.9

**Legal Description**

| User Acct |
|---|
| 316154 |
| **GIS Ref** |
| |
| **GIS Ref** |
| |
| **Insp Date** |
| 05/17/18 |

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

## PREVIOUS ASSESSMENT

Parcel ID 027.A-0004-0071.0

!16076!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 102 | FV | 532,400 | 3300 | . | | 535,700 | 535,700 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 506,500 | 3300 | . | | 509,800 | 509,800 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 447,700 | 3300 | . | | 451,000 | 451,000 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 407,900 | 3300 | . | | 411,200 | 411,200 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 407,900 | 3300 | . | | 411,200 | 411,200 | Year End | 1/4/2016 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 05:43:24 |

**LAST REV**

| Date | Time |
|---|---|
| 03/20/19 | 10:28:10 |
| mmcmakin | |
| 16076 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 19036 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SMITH CRAIG H/ | 72225-225 | 2 | 2/13/2019 | Convenience | 1 | No | No | | |
| SMITH CRAIG H, | 71872-477 | 2 | 11/13/2018 | Convenience | 99 | No | No | | |
| MERLI MATTHEW, | 63641-224 | | 5/21/2014 | | 410,000 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/17/2018 | Measured | DGM | D Mann |
| 1/8/2015 | NEW CONDO | PC | PHIL C |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7317 | | | | | | | | | | | | | | | | |

| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc: | CONDO | Total: | | Spl Credit | | Total: | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 99 - Condo Conv |
| Sty Ht: | 1 - 1 Story |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 2 - Conc. Block |
| Frame: | 1 - Wood |
| Prime Wall: | 3 - Aluminum |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | GRAY |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G16 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | % | | |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | 2 - 2nd Floor |
| % Own: | 52.000000000 |
| Name: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 4.6 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 295.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 390.286 |
| Other Features: | 66000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.10000002 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 656038 |
| Depreciation: | 30178 |
| Depreciated Total: | 625860 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | BRs: 2 | | | Baths: 1 | | | | HB | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | 2 |
| Totals | | | |
| 1 | 6 | 2 | |

## SKETCH

UnSketched SubAreas:
GLA: 1359,

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 429.31 |
| Special Features: | 0 | Val/Su Net: | 460.56 |
| Final Total: | 625900 | Val/Su SzAd | 460.56 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 1,359 | 390.290 | 530,398 |
| Net Sketched Area: | | 1,359 | Total: | 530,398 |
| Size Ad | 1359 | Gross Are | 1359 | FinArea 1359 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 10X20 | A | AV | 1926 | 27.50 | T | 40 | 102 | | | 3,300 | | | 3,300 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 3,300 | Total Special Featues: | Total: 3,300 |

## PARCEL ID

027.A-0004-0071.0

## IMAGE

AssessPro Patriot Properties, Inc